## CLARIDGE COURT II

A PORTION OF THE SE 1/4, SW 1/4, SECTION 16, TOWNSHIP 31 N., RANGE 5 E, W.M.

CITY OF ARLINGTON Z-07-046-F5P

SNOHOMISH COUNTY, WASHINGTON

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L	EGAL	DESCR	PTION

- 999. PLAT OF CLARIDGE COURT, RECORDED UNDER AUDITOR'S FILE NUMBER 200107045005 RECORDS OF SNOHOMISH COUNTY,

- ALL SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

# CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF ARLINGTON, IHAT I HEREBY FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO THE CITY OF ARLINGTON ALL AREAS SHOWN ON THIS PLAT AS STREETS, ALLEYS, WALKS, PARKS, OPEN SPACE AND EASEMENTS, WALKS WALKS WALKS, PARKS, OPEN SPACE AND EASEMENTS, WALKS W -ALL PROPERTY SHOWN ON THIS PLAT-AS DEDICATED FOR A PUBLIC USE SHALL BE DEEMED TO BE DEDICATED FOR ANY other public use authorized by law when such other use is approved by the 🖊 arlington city council in the public interest. I SHALL FURTHER UNDERTAKE TO DEFEND, PAY, AND SAVE HARMLESS, ANY GOVERNMENT AUTHORITY INCLUDING THE CITY OF ARLINGTON WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHMENT CONSTRUCTION, DRAINAGE OR MAINTENANCE OF SAID RIGHT-OF-WAY OR OTHER AREAS SO DEDICATED.

IN WITNESS WHER	REOF, WE SET-OUR HANDS AN	ND SEALS THIS 318	DAY OF JUN	. 2007.
Que de la constant de	Mulka		JAMAN-U	<b>7-</b>
EMERALO REAL E	STATE DEVELOPMENT, INC	- FRONTIE	R BANK- india Chester represider	
	SERENTION SERVICE SERENTER  SERENTER	ITS: Q	rce Presider	

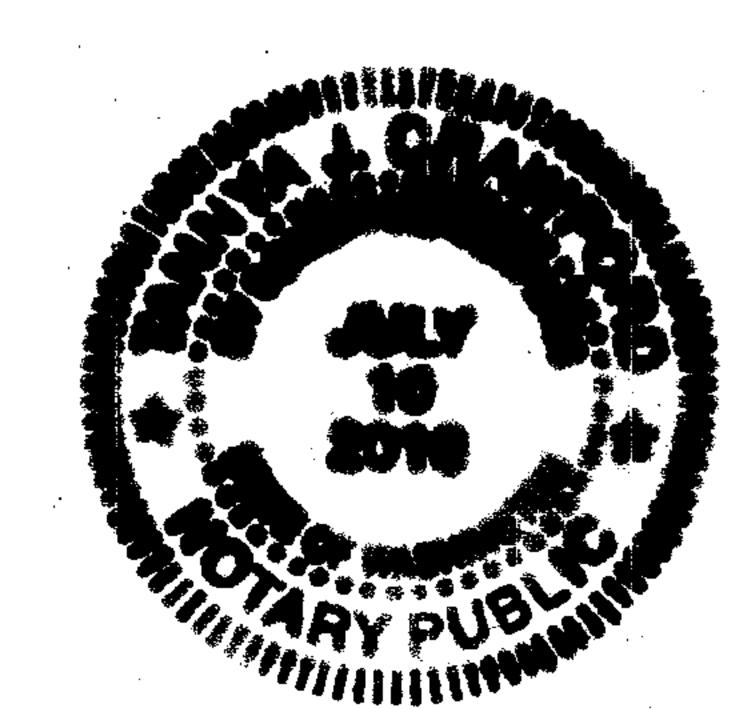
### ACKNOWLEDGMENTS

STATE OF WASHINGTON ) COUNTY OF SNOHOMISH )

STATE OF WASHINGTON

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT James Mulligan is the Person who appeared before Me, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE OF EMERALD REAL ESTATE DEVELOPMENT, INC. A WASHINGTON CORPORATION THE INSTRUMENT AND ACKNOWLEDGED IT AS THE President TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT. .

DATED: 1-2-07
SIGNATURE: Danie Maulen
(PRINT NAME): Tannua Crawford
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
residing at mary suille
MY APPOINTMENT EXPIRES JUL 10- 2010



COUNTY OF SNOHOMISH) I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE VICE President of frontier bank to be the free and voluntary act of SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: July	2007
SIGNATURE:	inne OCOT
(PRINT NAME):	Anne Scott
NOTARY PUBLIC IN	I AND FOR THE STATE OF WASHINGTON
RESIDING AT T	Jarysville
MY APPOINTMENT	

# AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF DAVID	r. gardner, this Lot Day of July	, 200
	D RECORDED IN VOLUMEOF PLATS, PAGE(5)	
AFN 200707645006	RECORDS OF SNOHOMISH COUNTY, WASHINGTON.	

Cardlyn	Diepenbrock
AUDITOR,	SNOHOMISH COUNTY

#### CERTIFICATE OF SURVEY AND ACCURACY

I HEREBY CERTIFY THAT THIS MAP (DRAWN BY ME/DRAWN UNDER MY SUPERVISION) FROM (AN ACTUAL SURVEY MADE BY ME/AN ACTUAL SURVEY MADE UNDER MY SUPERVISION/A DEED DESCRIPTION RECORDED IN BOOK \_\_\_\_, PAGE \_\_\_\_ OF THE SNOHOMISH COUNTY REGISTRY/OTHER); THAT THE EXTERIOR PLAT BOUNDARY, AND ALL INTERIOR LOT CORNERS HAVE BEEN SET (BY ME/UNDER MY SUPERVISION) USING APPROPRIATE PERMANENT MATERIALS, WITH A FIELD TRAVERSE WITH A LINEAR CLOSURE OF 1:10,000 AND CORRESPONDING ANGULAR CLOSURE AS SPECIFIED IN W.A.C. 332.130.070 AND 332.130.090; THAT ALL STREET CENTERLINE MONUMENTS WITHIN THE PLAT AND ALL INTERSECTIONS WITH EXISTING STREET CENTERLINES HAVE BEEN MONUMENTED WITH CONCRETE MONUMENTS IN CASE OR OTHER PERMANENT MATERIAL APPROVED BY THE CITY; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOK, PAGE; AND THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF RCW 58.17. WITNESS MY ORIGINAL SIGNATURE. REGISTRATION NUMBER AND SEAL THIS DAY

REGISTERED LAND SURVEYOR CERTIFICATE NO. 35975

### CERTIFICATE OF APPROVAL OF PUBLIC IMPROVEMENTS

I HEREBY CERTIFY THAT ALL STREETS SHOWN ON THIS PLAT ARE WITHIN THE CITY OF ARLINGTON PLANNING JURISDICTION, ALL STREETS AND OTHER PUBLIC IMPROVEMENTS SHOWN ON THIS PLAT HAVE BEEN INSTALLED OR COMPLETED TO CITY STANDARDS OR THAT THEIR INSTALLATION OR COMPLETION (WITHIN 12 MONTHS AFTER THE DATE BELOW) HAS BEEN ASSURED BY THE POSTING OF A PERFORMANCE BOND OR OTHER SUFFICIENT SURETY, AND THAT THE SUBDIVISION SHOWN ON THIS PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH TITLE 20 OF THE ARLINGTON MUNICIPAL CODE, AND THEREFORE THIS PLAT HAS BEEN APPROVED BY THE PUBLIC WORKS DIRECTOR.

M92	07/05/2007
BLIC WORKS DIRECTOR	DATE

# CERTIFICATE OF SUBDIVISION APPROVAL

I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN ON THIS PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH TITLE 20 OF THE ARLINGTON MUNICIPAL CODE, AND THEREFORE THIS PLAT HAS BEEN APPROVED BY THE PLANNING MANAGER, SUBJECT TO ITS BEING RECORDED IN THE

Janey J. Com	115/01	
MUNITY DEVELOPMENT DIRECTOR	DATE	

I\_HEREBY CERTIFY THAT THE CITY COUNCIL REVIEWED AND APPROVED THIS FINAL PLAT FOR RECORDATION

1 ty _ = DAT OF COLOR					<b>P</b>
name Land	7/6/07		•		
AYOR	DATE				
REASURER'S CERT	FICATE				• •
HEREBY CERTIFY THAT ALL STATE AND HE BOOKS AND RECORDS OF MY OFFICE	D-COUNTY TAXES HERETOFOR E, HAVE BEEN FULLY PAID A	RE LEVIED AGAINST NO DISCHARGED, IN	THE PROPERTY DES	5CRIBED HEREIN, ACCORDII XES.	NG TO
KAMINED THIS DAY OF SOL		7-6-07	7		
21. () t		O KH		DANCE WITH A SAME	
REASURER, SNOHOMISH COUNTY	DEPUTY TREASURER,	SNOHOMISH COUNTY		ON RECOMMON AUTOMA	
			FOR THE N	EXTVEAD	-
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AF # 20070704500L0

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Z-07-046-F5P

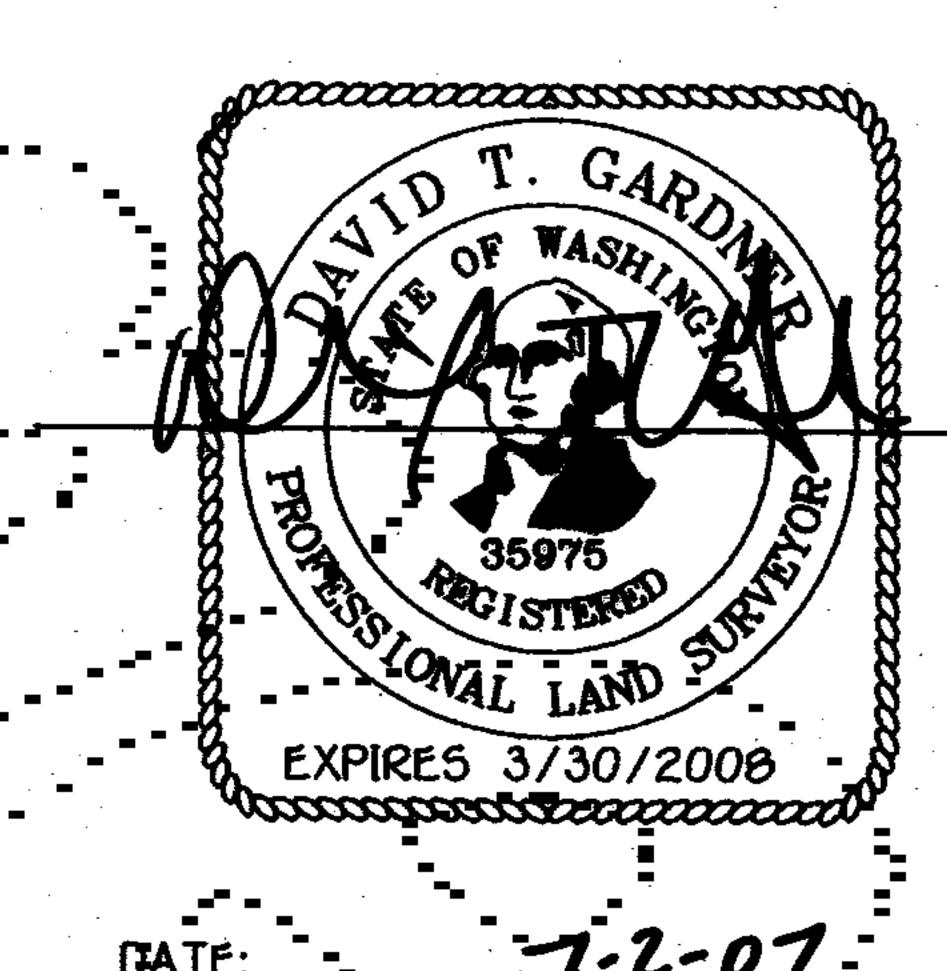
SNOHOMISH COUNTY, WASHINGTON

# PLAT RESTRICTIONS AND COVENANTS

- NO LOT OR PORTION OF A LŌT IN THIS PLAT SHALL BE-RE-DIVIDIED AND SOLD EXCEPT IN CONFORMANCE WITH RCW CHAPTER 58.17, AND ALL APPLICABLE ZONING ORDINANCES OF THE CITY OF ARLINGTON.
- 2. ALL MITIGATION FEES FOR PARKS, SCHOOL DISIRICT AND TRAFFIC HAVE BEEN PAID PRIOR TO RECORDATION OF THE FINAL PLAT.
- 3. ALL LANDSCAPED AREAS IN PUBLIC RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE OWNER'S) OR THEIR SUCCESSOR(S) AND MUST BE REDUCED OR ELIMINATED AT THE REQUEST OF THE CITY OF ARLINGTON IE DEEMED NECESSARY FOR ROAD PURPOSES.
- 4. FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON, NO DRAINAGE WATER ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM ITS NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHTS-OF-WAY TO HAMPER ROAD DRAINAGE. THE OWNER OF ANY LOT OR LOTS, PRIOR TO MAKING ANY ALTERATION IN THE DRAINAGE SYSTEM AFTER THE RECORDING OF THE PLAT, OR PRIOR TO CONNECTING THE DRAINAGE SYSTEM REQUIRED AS PART OF ANY CONSTRUCTION OF SAID LOT TO THE EXISTING DRAINAGE SYSTEM, MUST MAKE APPLICATION TO AND RECEIVE APPROVAL FROM THE CITY OF ARLINGTON, FOR ANY ALTERATION OF, OR CONNECTION TO, THE EXISTING DRAINAGE SYSTEM. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REROUTING THEREOF ACROSS ANY LOT AS MAY BE UNDERTAKEN BY OR FOR THE OWNER OF ANY LOT SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER.
- THIS LAND IS WITHIN THE INFLUENCE OF THE ARLINGTON MUNICIPAL AIRPORT, ON-WHICH AERONAUTICAL ACTIVITIES AS DEFINED IN RCW CHAPTER 14.08 AND ARLINGTON MUNICIPAL CODE TITLE 14 ARE AND MAY BE CONDUCTED THIS LAND MAY EXPERIENCE LOW OVERHEARD FLIGHTS, ODOR, NOISE, VIBRATION, AND OTHER AVIATION RELATED IMPACTS.
- 5. SINCE AIRCRAFT WILL BE FLYING OVER THE PROPOSED AREA, ANY OUTDOOR LIGHTING SHALL BE-DOWNSHIELDED AS TO REDUCE ANY TYPE OF GLARE, WHICH COULD INTERFERE WITH LIGHT OPERATION.
- 7. NO USE MAY BE MADE OF THE PREMISES WHICH CAN OR DOES INTERFERE WITH-THE USE OF ARLINGTON MUNICIPAL AIRPORT BY AIRCRAFT BY REASON OF ELECTRICAL, ELECTRONIC, OR SMOKE EMANATIONS, LIGHTING CONDITIONS, HEIGHT OF ANY STRUCTURE OR APPURTENANCES, OR ANY USE WHICH MAY ATTRACT
- 8. REQUIRED IMPACT AND/OR MITIGATION FEES FOR THE LAND USE PERMIT ARE BASED ON 8-NEW DWELLING UNITS IF MORE-THAN 8 UNITS ARE CONSTRUCTED ON THE LOTS, THE BUILDER, PRIOR TO ISSUANCE OF THE BUILDING PERMIT, WILL BE LIABLE FOR IMPACT FEES FOR ADDITIONAL UNITS AT THE AMOUNT IN PLACE AT THE TIME OF BUILDING PERMIT ISSUANCE.

#### BASSITENTS

- . AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL UTILITIES SERVING SUBJECT PLAT AND THEIR RESPECTIVE SUCCESSORS AND --ASSIGNS, UNDER AND UPON THE EXTERIOR 10 FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS, TRACTS AND - " COMMON AREAS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPE, AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, TELEVISION CABLE AND OTHER UTILITY SERVICES TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS, TRACTS, AND COMMON AREAS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. DRAINAGE EASEMENTS DESIGNATED ON THE PLAT ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ARLINGTON, EXCEPT THOSE DESIGNATED ON THE PLAT AS PRIVATE EASEMENTS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND THE RIGHT TO EXCAVATE, CONSTRUCT, OPERATE, MAINTAIN, REPAIR AND/OR REBUILD AN ENCLOSED -QR OPEN CHANNEL STORMWATER CONVEYANCE SYSTEM AND/OR OTHER DRAINAGE FACILITIES. UNDER UPON OR THROUGH THE DRAINAGE EASEMEN
- 2. A PERPETUAL EASEMENT AND RIGHT-OF-WAY IS HEREBY GRANTED TO THE CITY OF ARLINGTON, STATE OF WASHINGTON, ITS SUCCESSORS AND ASSIGNS ("GRANTEE"), FOR USE AND BENEFIT OF THE PUBLIC, OVER, THE PLAT STARTING AT 287 FEET MEAN SEA LEVEL (MSL), FOR THE PURPOSE OF THE PASSAGE OF ALL AIRCRAFT ("AIRCRAFT" BEING DEFINED FOR THE PURPOSE OF THIS INSTRUMENT AS ANY DEVICE NOW KNOWN OR HEREAFTER INVENTED, USED OR DESIGNATED FOR NAVIGATION OF, OR FLIGHT IN THE AIR) BY WHOMSOEVER OWNED AND OPERATED IN THE AIR SPACE TO AN INFINITE HEIGHT ABOVE THE SURFACE OF THE GRANTOR'S PROPERTY. TOGETHER WITH THE RIGHT TO CAUSE IN SAID AIR SPACE NOISE, VIBRATION AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT OR TAKING OFF FROM, OR OPERATED AT, OR ON ARLINGTON MUNICIPAL AIRPORT, LOCATED IN SNOHOMISH COUNTY, STATE OF WASHINGTON. UPON SAID PROPERTY, NO DEVELOPMENT OR CONSTRUCTION SHALL BE PERMITTED WHICH WILL INTERFERE IN ANY WAY WITH THE SAFE OPERATION OF AIRCRAFT IN THE AIR SPACE OVER THE LAND DESCRIBED HEREIN OR AT OR ON THE ARLINGTON MUNICIPAL AIRPORT.



CITY OF ARLINGTON

SNOHOMISH COUNTY, WASHINGTON

A.S.P.I. 4727-A EVERGREEN WAY, EVERETT, WA 98203 (425) 252-1884

